



## THE BUILDING BLOCK

### **Legislative Actions Affecting DFCM**

All things considered, DFCM fared well in the recently completed legislative session. The session in general was considered by many to be unusually difficult due to the state's ongoing budget shortfalls and a number of major policy issues that were addressed, some of which were quite divisive. Given the shortage of funds, DFCM received a reasonable level of funding for capital projects and came away relatively unscathed in its operating budgets.

The Legislature authorized the following projects on a general obligation bond as all cash that had previously been in the budget for capital development projects was taken away to address other budget needs. The Archives and USU Library projects were the Building Board's top two priorities. The Board also supported the Capitol Building project.

- Archives Building-\$8,000,000
- USU Library Replacement \$40,000,000
- Capitol Building Renovation \$10,000,000
- UVSC Purchase of Vineyard School and Alpine Learning Center \$6,600,000

The Legislature set the maximum amount of bonds that it was willing to issue for buildings at the amount of bond principal that will be paid off in FY2004. In addition, the Governor and the House of Representatives were not willing to partially fund projects with the expectation

that additional funds would be authorized in a future year to complete the projects. These two factors worked together to substantially limit the number of projects that could be funded. The positive side of this was that the two most critically needed projects were fully funded and are out of the way for next year's budget cycle.

The Legislature also authorized lease revenue bonds to be issued to fund two projects: \$1,242,000 for the replacement of the West Valley Driver License Office and \$14,099,000 for a new Courthouse in West Jordan (together with \$4,500,000 from the sale of the existing Sandy Courthouse).

DFCM's biggest disappointment in the capital budget area was the Legislature's unwillingness to fund regional office buildings for state agencies in Ogden, Logan and St. George. DFCM had developed a plan whereby these facilities could be financed through a lease revenue bond which would be paid for entirely through the rent budgets that already exist in the agency budgets.

Again this year, DFCM did not receive the full funding for capital improvements that is called for by statute (1.1% of the replacement cost of the state's facilities). The statutory funding requirement was amended last year to allow for funding at 0.9% of the replacement cost in times of budget shortfalls. The funding that was provided of \$42,714,700 meets this lower requirement. In the Board meeting on May 7, DFCM anticipates presenting its recommendation on how

these funds should be allocated to projects for approval by the Building Board.

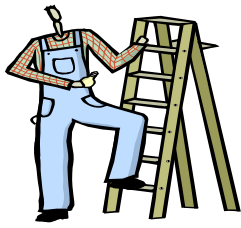
In regards to operating budgets, DFCM did not make any headway in its efforts to restore the general funds that previously funded its administration budget. In the next fiscal year, this budget will be funded from the Project Reserve, Contingency Reserve and capital improvement funds. The Legislature did not mandate any further reductions in this budget. The Facilities Management Internal Service Fund had requested a number of rate adjustments, both increases and decreases to reflect actual costs of maintaining facilities after a number of cost containment efforts. All of these rate adjustments were approved, resulting in a net decrease in rates.

While DFCM was very concerned about a few bills that were considered, no legislation was passed that will have a substantial impact on DFCM. The most significant bill that passed changes the membership of the State Building Ownership Authority. Instead of being composed of the same membership as the Building Board, its membership will consist of the Governor, State Treasurer and Building Board Chair.

DFCM expresses its appreciation of its staff and the agencies and institutions who assisted in the development of budget proposals that were presented to the Legislature.

*Article submitted by Ken Nye*

**Thanks Ken!**



## Safety Reminders – Using Ladders Safely

Here at DFCM, I feel that we are fortunate to work in an environment where an employee's health and safety is considered to be an important concern. This is illustrated by the fact that our employees are provided with the training and equipment that they need to protect themselves in their work environment. However, no amount of training or equipment is really going to make a difference if our work practices are not conducted in such a way as to "be safe." There will always be a certain amount of individual responsibility that we all must exercise in our daily activities in order for us to be able to accomplish our duties without accident or injury. When I saw an article on ladder safety in a Utah Safety Council Publication, it brought to my mind a couple of personal experiences with ladders that I would like to share with you. I hope it will be for your benefit.

Safe ladder use begins with correct ladder placement. This is something that is often overlooked, and which I had to learn from first hand experience! The year before last I was helping a friend thin her peach orchards. I was using

an orchard ladder, which works very well for this purpose if you place it correctly. The ground was a little uneven, and of course I didn't pay close enough attention to that fact. I placed my ladder so that I could reach some of the fruit on the highest branches, climbed to the top and was thinning away. I shifted my weight slightly and too late realized that the ladder was tipping over, and that I was in slow motion falling through the branches onto the ground. Yes, I had scratches and bruises, but the worst part was my severely damaged sense of pride. But, I learned that I needed to ask someone experienced just how to place the ladder in these types of conditions. After she and her husband showed me a few times, I had it down. Last year I helped the same friend, and I am happy to report that I avoided embarrassing myself this time!

On a more serious note, I have a close friend who almost lost his life because of an accident on a ladder. He is a plumber, and was working to repair some piping at a car wash. He had leaned the ladder against the inside wall of the car wash, and either the car wash started to operate, or a vehicle started to come through (we are not sure which, and he cannot remember). In any case, the ladder was knocked over and he fell, hitting his head and back on the way down, landing with his head on the metal portion of

the car wash runners, and splitting his skull open. His brain experienced severe trauma, he has had to have several skull surgeries to repair that damage, and will probably always be on medication to aid his brain -- first of all to heal from the injury, and after that is complete, to perform effectively. He has lost memory and some of his sensory functions, and no one knows if they will return. However, he is very fortunate and grateful to even be alive!

We can probably all relate some bad experiences with ladders, but when they are used properly, are in good sturdy condition, and the right type for the job, they are a very useful tool. Here are some basic tips that I would like to offer to you hoping to help make sure your usage is safe. I have taken these tips from an article in the "Safe Worker," a publication put out by the Utah Safety Council, February 2003 edition.

- Place a ladder properly: The horizontal distance from the base to the vertical plane of the support should be approximately one-fourth the ladder's length between supports. For example, place the base of a 12-foot ladder three feet from the object against which the top is leaning.
- Never place a ladder in front of a door that opens toward the ladder unless the door is locked, blocked, or guarded.

- Don't place a ladder against a windowpane or sash.
- Don't use ladders in a horizontal position as runways or as scaffolds.
- Place the ladder so that both side rails have secure footing. Provide solid footing on soft ground to prevent the ladder from sinking.
- Place the ladder's feet on a level base.
- When using a ladder

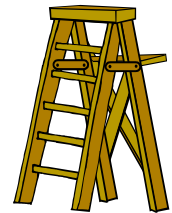
against high places, securely lash or otherwise fasten the ladder (top to bottom) to prevent it from slipping.

- Secure both the bottom and top of a ladder for access to a scaffold.
- Keep ladders away from electrical wiring or any operational piping, such as acid, chemical, or sprinkler systems.
- Allow only one person at a time on a ladder.

Please remember to be safe – and thanks to everyone for all that you do!

*Article submitted by **Priscilla Anderson***

Thanks Priscilla!



### **CAL WADSWORTH CONSTRUCTION RECOGNIZED**

I would like to convey to you some of the positive outcomes of the recently completed remodeling for DWS at their Midvale Offices. This VBS project involved a very messy, three phase, construct-while-occupied, remodeling of a single-story employment center.

The designer, Qita Woolley, had a projected schedule in which it called for a completion in mid-August 2002. Cal Wadsworth Construction company (CWCC) was selected; Project Manager Mike DeCarlo

and Superintendent Dirk Black, set immediately to work on a early June completion.

I am reporting that Mike DeCarlo and Dirk Black and the entire team from Cal Wadsworth did what they said they would do:

- They finished several days ahead of their promised schedule despite the addition of a fire sprinkling system, despite problems with existing roof top units, and several other items that could have been used for legitimate time extensions.
- Dirk Black went out of his way to keep everyone, but particularly the user, happy with frequent, direct communication when the situation required. Ken Serre, the DWS Building Manager, was instrumental in making the project happen. Ken and Dirk were able to collaborate on many show-stopping details like locks, ITS solutions, minor changes, and systems furni-

ture coordination.

- Dirk Black kept the project clean. CWCC was able to man the job with performing subcontractors at every level as they said they would and follow through on the completion of each phase's punch list.

Thanks to CWCC's cooperation with Ken Serre and Steve Sendobry, William Bowen, from the Improvements' side of DFCM, was even able to get CWCC to complete one of his projects within this facility way ahead of schedule and well below budget.

I would recommend Cal Wadsworth's team of Mike DeCarlo and Dirk Black anytime you have lots of people to please and a very messy, complicated project.

*Article submitted by **Dave McKay***



Congratulations to Marla Workman for guessing the spotlight from last month's newsletter. The spotlight from February was Julie Thompson

## Guess Who????

**Hobbies:** Reading, writing, long distance running, cooking, & drawing.

**Hero:** Mom

**Favorite Color:** Navy blue

**Favorite Food:** Chinese, Japanese, Thai

**Favorite Song:** Changes with the weather

**Favorite Movie:** His Girl Friday

**Favorite Sport:** Skipping Stones

**Least Favorite Food:** Any food from McDonald's

**Favorite TV Show:** I don't have a TV

**Favorite Actor/Actress:** Juliette Binoch

**Favorite Holiday:** Christmas

**Notable Achievement:** My wife's love

## FOR YOUR INFORMATION DIVISION UPDATES

### WELCOME:

DFCM would like to extend a warm welcome to our newest employee, **Holly Jensen**. Holly has been hired as an Office Specialist to work in our IT group. Welcome Holly and good luck in your new position!

### CONGRATULATIONS:



**Shannon and Jason Lofgreen** welcomed their baby boy into the world on February 25th. Trey Joseph,

(TJ), weighed 7 pounds, 7 ounces and is 18 inches long. Congratulations to you both! He is adorable!

**Ron Stoss and Diane Stanger** were married on February 10, 2003. Congratulations and best wishes!

After working as a seasonal Groundskeeper **Luis Hernandez** has been hired as a Groundskeeper II in Ogden. Congratulations Luis and good luck in your new position.

**Joe Jenkins** announced that he will be leaving DFCM to serve as an LDS Mission President in Zimbabwe. We congratulate Joe and his wife and wish them luck on their

### REMINDERS:

Your **Time** must be entered and approved in Facility Focus by Monday morning at 10:00 am following the end of the pay period. Your assistance in this matter is greatly appreciated!



*Contributions from staff are always welcome!  
Writing/editing by  
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